



TOWN OF VERNON

18 NOV 21 AM 11:28 14 PARK PLACE, VERNON, CT 06066

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OFFICE OF THE
LOCAL HISTORIC PROPERTIES COMMISSION

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Minutes – Public Hearing - October 11, 2018

PUBLIC HEARING

Vice Chairman Quinn called the public hearing to order at 7:30 PM at the Vernon Historical Society.

Roll call - Members present were Quinn and Nelson and Alternates Trapp and Sierakowski. Absent were Hurd, Saucier, Iacobello and Nicholson. Alternate Trapp sat for Saucier and Alternate Sierakowski sat for Iacobello. Shaun Gately, Economic Development Coordinator was present. Also present, representing Ticket Network were Matthew Gunter, Stanley Haze, and William Downs, as well as Art Hall of Arthur Hall Architect, and Mark Peterson of Gardner and Peterson Associates.

Hearing on Request for Certificate of Appropriateness from William Downs, representing Ticket Network for the maintenance improvements to the exiting building located at 97 Main Street, Talcottville, Vernon, CT.

The legal notice appeared in the Journal Inquirer on October 4, 2018 and the appropriate fee has been paid. The Legal Notice was read.

William Downs made the presentation for Ticket Network outlining the proposed work on the former Talcott School. The campus will be used solely for training with students shuttled to the facility.

The roof is in poor condition and leaking. A complete system replacement is proposed with GAF architectural shingles with the hand cut appearance, castlewood gray. Sod and brick work will include repointing, as needed. It was agreed to match any bricks that need replacement to the original. Soffits on the left side front appear to be solid and will be retained, paint removed and repainted white. Sections will be repaired, if needed. The soffits in the addition were constructed of gypsum board and are in poor condition. These will be replaced with PVC board and wood flat pieces with metal and wood to match the existing design and also white.

The electrical and mechanical systems will be replaced.

The windows and doors vary in styles with all in poor condition. They are in single pane glass and energy inefficient. Custom size wood energy rated windows will be made by the Green Mountain Window Company in the original building with metal frame and vinyl in the newer section. There are roughly thirty windows in the older building with over sixty in the addition. The two doors in the original building are original and will be restored or replicated. The stenciling over the front door will be kept. No other signage will be used. The remaining doors in the addition will be replaced, attempting to match the original. Those in the rear will be kept.

The front steps and railing is not to code and brownstone will be used as steps with the railing of wrought iron and lamb tongue.

Parking will provide sixteen spaces in the front for the instructors with a handicap parking space and two handicap ramps. Lunch will be brought to the facility from the outside. The fencing as proposed to hide the small dumpster was a green six foot vinyl with galvanized railing. After some discussion, it was agreed that a wood cedar front face would be preferable. Landscaping will include removing the existing old maple tree that is in poor shape. Plantings along the

front of the building with handicap signs and reflectors will be installed. The electrical transformer will remain with the building to use a smaller electrical load than the existing. There is no need to dig up the street.

There being no additional comments, a motion was made by Nelson and seconded by Trapp to close the public hearing.

The public hearing was adjourned at 8:21 p.m.

~~Draft for Approval~~



Date Approved:

Carol S. Nelson, Secretary



11-08-18